



1 Church Road

London, SW13 9HE

Situated opposite Barnes Pond in this affluent South West London suburb. Excellent ground floor and basement premises.

557 sq ft
(51.75 sq m)

- Prominent Location
- Basement Storage
- Kitchen Facilities

1 Church Road, London, SW13 9HE

Summary

Available Size	557 sq ft
Rent	£25,000 per annum
Rates Payable	£7,344 per annum
Rateable Value	£17,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

The premises forms the ground floor and basement of this attractive two storey building. The ground floor is mainly in open plan format which allows for use as either offices or a retail unit. There are kitchen facilities and a WC. The basement provides good additional storage.

Location

Barnes is an affluent suburb in South West London with the property being prominently located on the junction of Church Road with Barnes High Street. It is within close proximity of both Barnes Bridge and Barnes stations, which provides a regular service to London Waterloo. There are numerous bus routes providing services to Hammersmith, Putney and Richmond. Barnes village provides excellent boutique shops together with multiple retailers and restaurant/bar facilities. Occupiers include Gails Bakery, Sainsburys Local, Caffe Nero, Cook, Pets Corner and M & S Food.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	557	51.75	Available
Total	557	51.75	

Viewings

Strictly by appointment through Martin Campbell 020 8940 2266

Terms

Available on a new Full Repairing and Insuring lease, terms to be agreed.



Viewing & Further Information



David Keates

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Richard Farndale

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1 CHURCH ROAD, BARNES, SW13 9HE

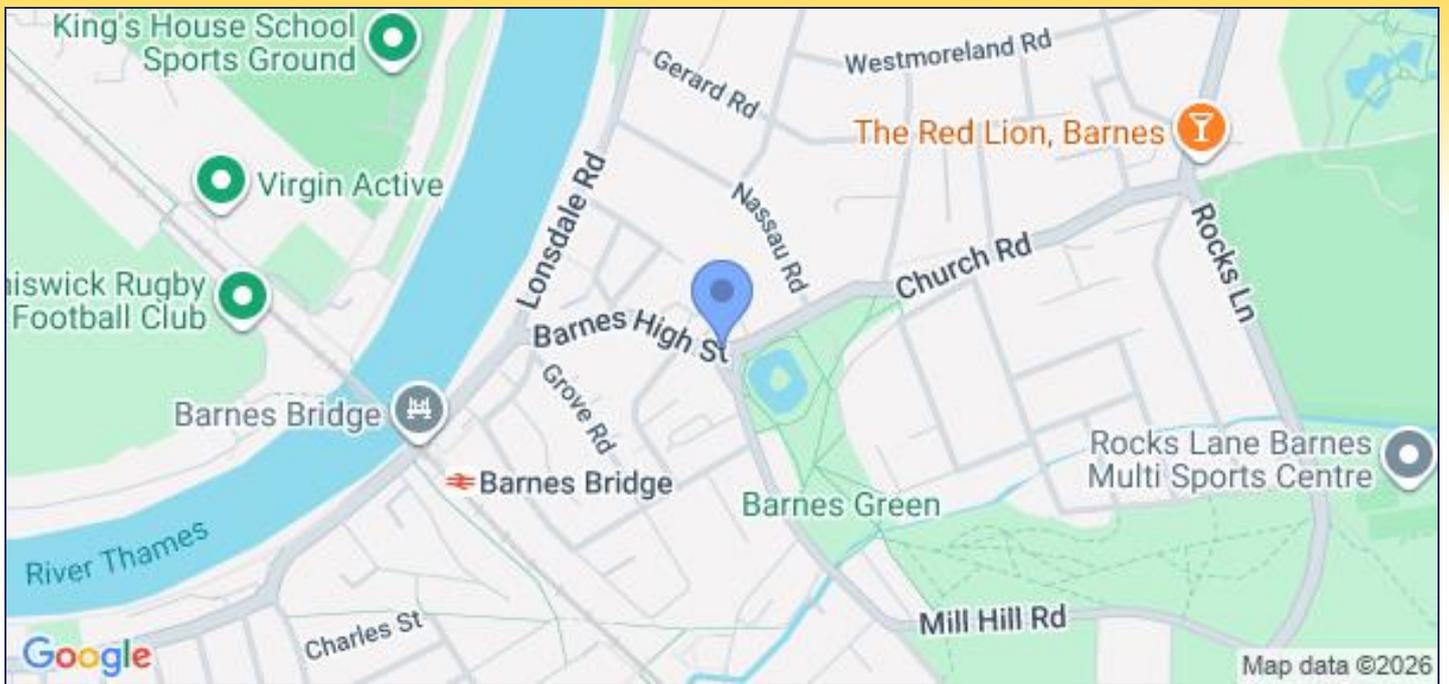


SUMMARY

- 557 sq ft (51.77 sq m)
- E Class Use
- Opposite Barnes Pond
- To Let
- Rent: £25,000 per annum excl.
- Available on a new Full Repairing and Insuring lease, terms to be agreed.

AMENITIES

- Basement Storage
- Central Village Location
- Excellent Natural Light
- Kitchen Facilities
- Pay & Display Parking Close By
- Prominent Location



LOCATION

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DESCRIPTION

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ACCOMMODATION

FLOOR	SIZE
Ground Floor	393 sq ft (36.52 sq m)
Basement	164 sq ft (15.24 sq m)
Total	557 sq ft (52 sq m)

LEASE / TERM

Available on a new Full Repairing and Insuring lease, terms to be agreed.

RENT

£25,000 per annum excl.

RATES

We note from the VOA website that the property has a Rateable Value of £17,000 from 1st April 2026.

VAT

VAT is not applicable

EPC RATING

TBC

LEGAL COSTS

Each party to be responsible for their own legal costs

VIEWING

Viewing strictly by prior appointment with the agent:

David Keates
020 8940 2266
d.keates@martincampbell.co.uk